NEW BIRD STREET

BALTIC TRIANGLE, LIVERPOOL

DESIGN AND ACCESS STATEMENT 2016

TIM GROOM ARCHITECTS

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Tim Groom Architects


JAMIACA STREET
JORDAN STREET
NEW BIRD STREET
ST JAMES STREET

CONTENTS

EXECUTIVE SUMMARY

Tim Groom Architects were commissioned by Iliad Group to design a residential development on a key site on New Bird Street, Liverpool. The site is located within the Baltic Triangle district that has a steep history with the timber trade and is currently under great regeneration. The proposal aims to draw upon the areas past while incorporating the creative industries that are found in the Baltic Triangle today.

The scheme provides 164 apartments within a perimeter block that is inherent of the industrial warehouses which once occupied much of the area. Pitched roofs are another strong characteristic of the area both historically and presently in the form of the Baltic Creative sheds. The pitched roof form has been utilised as a gesture between these historic and modern structures iconic to the area. The block has then been carved out to create an internal courtyard.

The internal courtyard is flanked at ground level to both New Bird Street and Jordan Street by 12 creative units or Live/Work units. These will aim to provide space to cater for the continued demand of the popular Baltic Creative units that neighbour the site. The courtyard could provide opportunity for cross-pollination of creative industries.

There are two further larger commercial units on Newhall Street and St James Street.

Two levels of parking are accessed off Jordan Street which aim to make the most of the site topography.

TIM GROOM ARCHITECTS

Tim Groom Architects is a Manchester based practice with a proven track record of delivering projects across a range of sectors. We design buildings which are honest and refined using high quality, well detailed materials. Our belief is that honest and simple forms with fine detailing stand the test of time.

Our projects range from one off private houses to larger residential urban regeneration schemes, student accommodation, hotel, restaurant and office projects as well as retail and leisure developments.

ILIAD GROUP

Iliad's renowned approach of developing more than just a place to live has resulted in partnerships with local authorities in the north west and the Midlands to apply this method in towns and cities thirsty for regeneration and solid future-proofing for the next generation of young professionals, families and pioneers.

Since their formation in 1996 they have invested significant monies in cities across the regions, with particular involvement in the regeneration of Liverpool city centre's bohemian RopeWalks quarter. In 1997 the RopeWalks was a hotbed for dereliction and crime, the present day RopeWalks boasts over 500 independent retailers and houses up to 5000 new residents, many of which reside in Iliad properties.

This complete transformation has been largely credited to Iliad's passion and commitment to the area.


Grenville St

SITE LOCATION

The site is located in the Baltic Triangle on the corner of New Bird Street and St James Street. It lies approximately 15 minutes' walk from the city centre and the Georgian Quarter and is easily accessed via several transport routes.

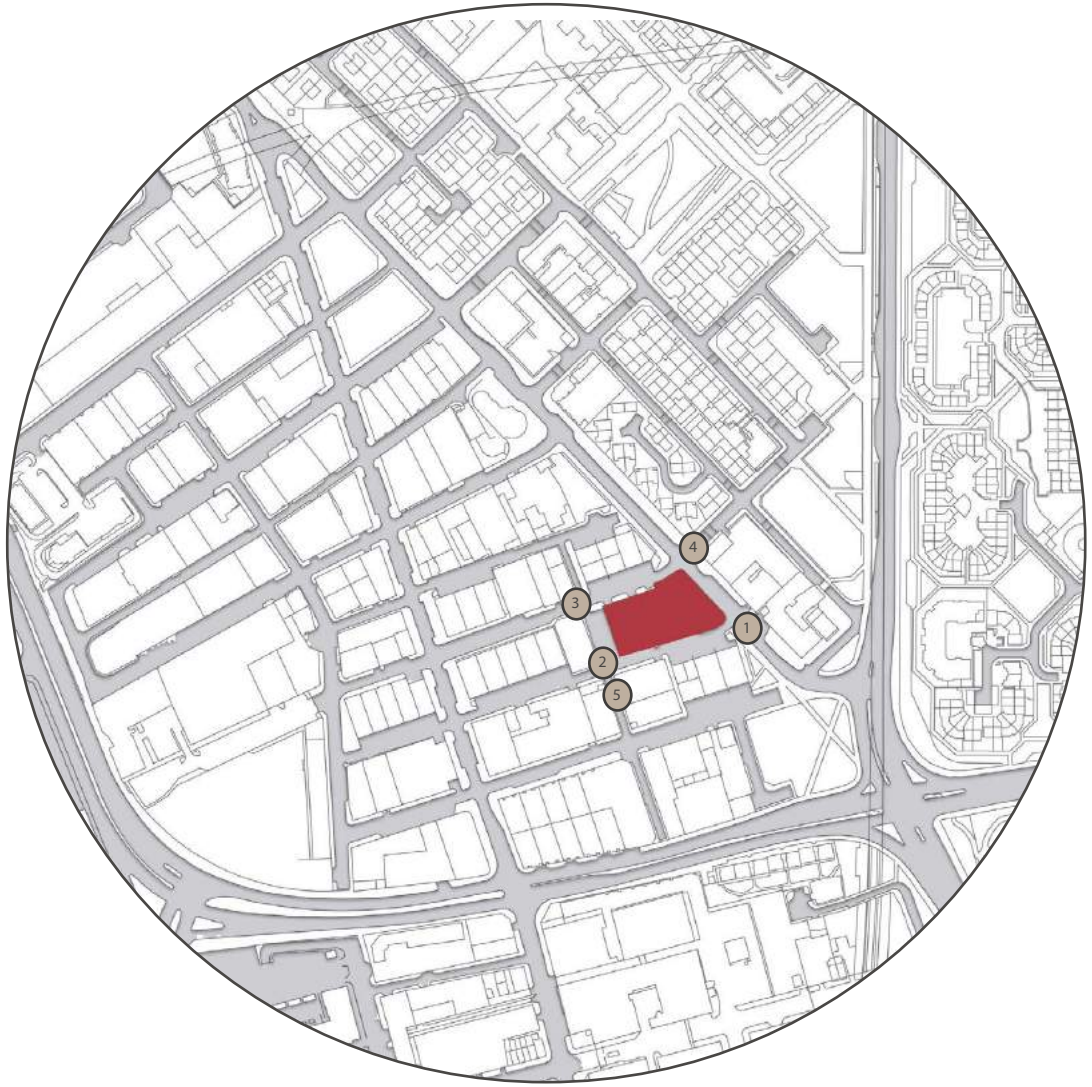
The Baltic Triangle is a historic area of Liverpool known for its maritime and industrial uses. As port activity moved away from the docks, the warehouses and light industrial units remained. Today they have been reclaimed and regenerated, housing many creative and digital companies.

The area continues to grow in popularity and there are several plans from Liverpool City Council to further enhance the area. The vision for the Baltic is to create an important employment area for the city. A mix of general office employment will complement creative industries employment, providing for a diverse range from architects offices to artists' studios and new employment space.

THE SITE

The site is occupied by an industrial unit on the boundary of the Baltic triangle. The site is on a key access route from Liverpool's Anglican cathedral to the city centre.

The area to the North of the site features a large number of residential buildings with the location being suitable city centre living.



1. View from New Bird Street and St James
2. View from New Bird Street
3. View from Jordan Street
4. View from Duncan Street
5. View corner of Newhall Street

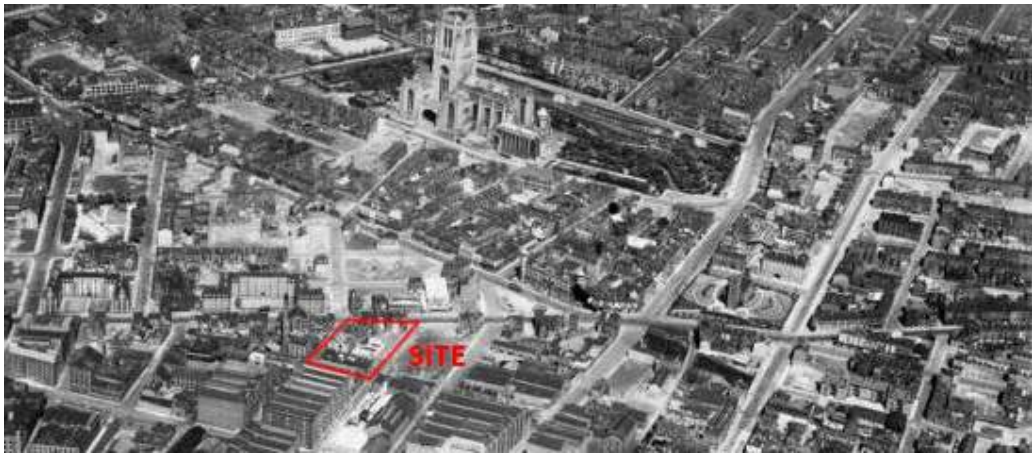
SITE HISTORY

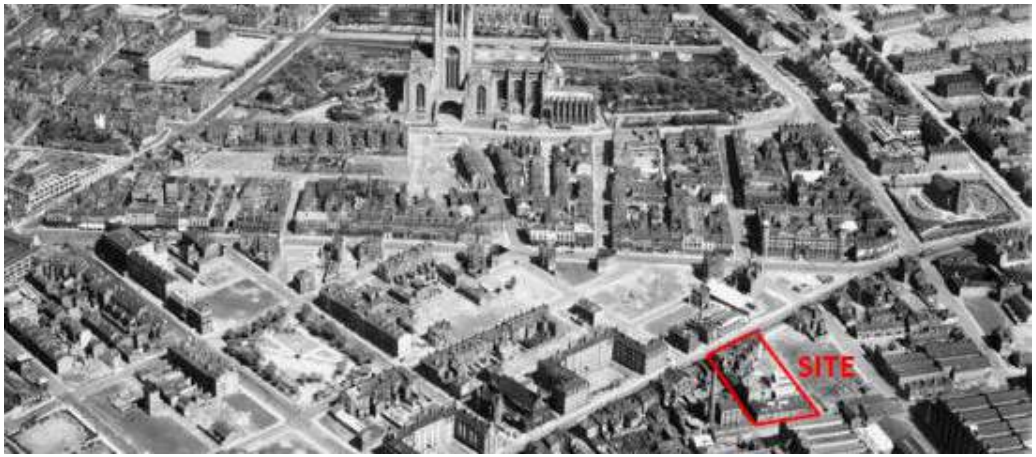
HISTORICAL ANALYSIS

Many of the multi-storey warehouses occupied narrow plots, perhaps established hundreds of years earlier, and, unable to spread out to the rear and to the sides, succeeded in providing extensive storage space by stacking floors upwards, largely driven by the size of their plots and the cost of land in the centre of the town.

Baltic Origins

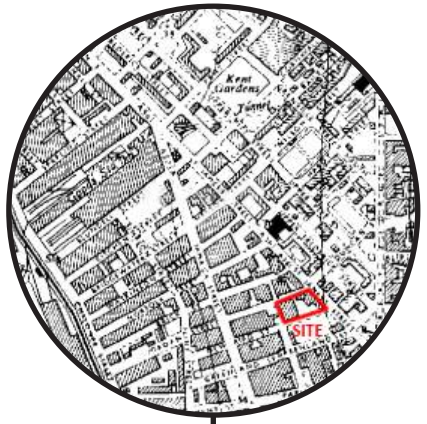
Liverpool, once at the heart of global trade, with 40% of the world's goods flowing through its docks, from sugar to tobacco, cotton to grain. But this infamous part of the city derives its name from the once flourishing Scandinavian timber trade. The import of timber from the Baltic seaports of St Peterborough, Helsinki, Stockholm through to Copenhagen and Oslo brought with them not only materials but with it its people and traditions. Leading to the construction of the Liverpool Nordic church in 1884.





1890

The port of Liverpool grew exponentially during the 19th century, Liverpool officially became a city in 1880 becoming one of the wealthiest cities of its time in England. Amenities began to improve with piped water available to the wealthy, 4 hospitals were built and opened during this time and horse drawn buses were replaced with electric trams in 1898 -1901.



1950

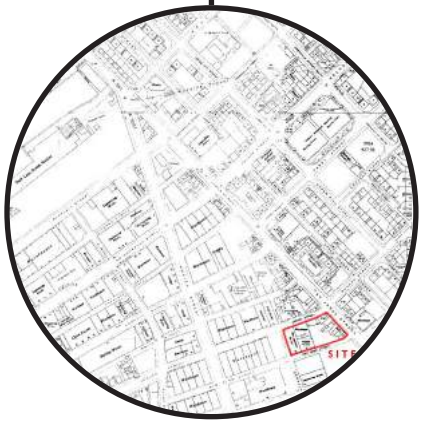
After the Second World War the council had to rebuild many areas of Liverpool, during which time the slums were also knocked down and replaced. Central areas of Liverpool were redeveloped during the 1950's and 1960's and new council houses and flats were built with overspill towns being built nearby in Kirkby and Skelmersdale.

1920

By 1901 the population of Liverpool had reached 685,000 and the boundaries of Liverpool reached Fazakerley. However during this time Liverpool suffered a shortage of houses, overcrowding and slums were common. The situation was exacerbated during the 1930's by the depression. Due to Liverpool being one of Britain's most important docks, especially during the Second World War it was bombed extensively and more than 10,000 houses were destroyed

1960

The demolishment of previous terraced houses with high rise flats and council houses meant that neighbourhoods became fractured, however the local economy enjoyed a boom during this time which allowed more housing to be built.



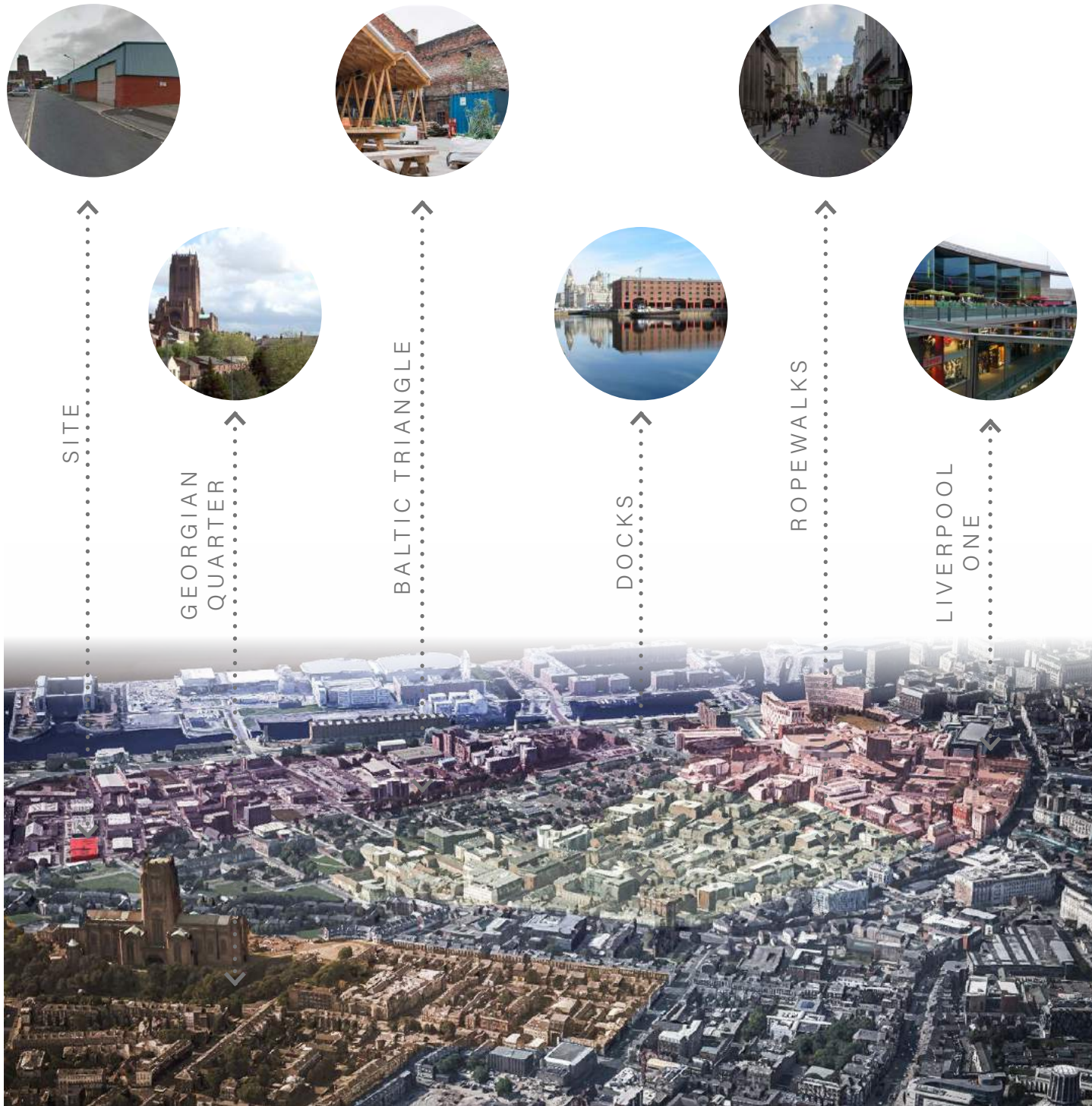
BALTIC TRIANGLE ANALYSIS

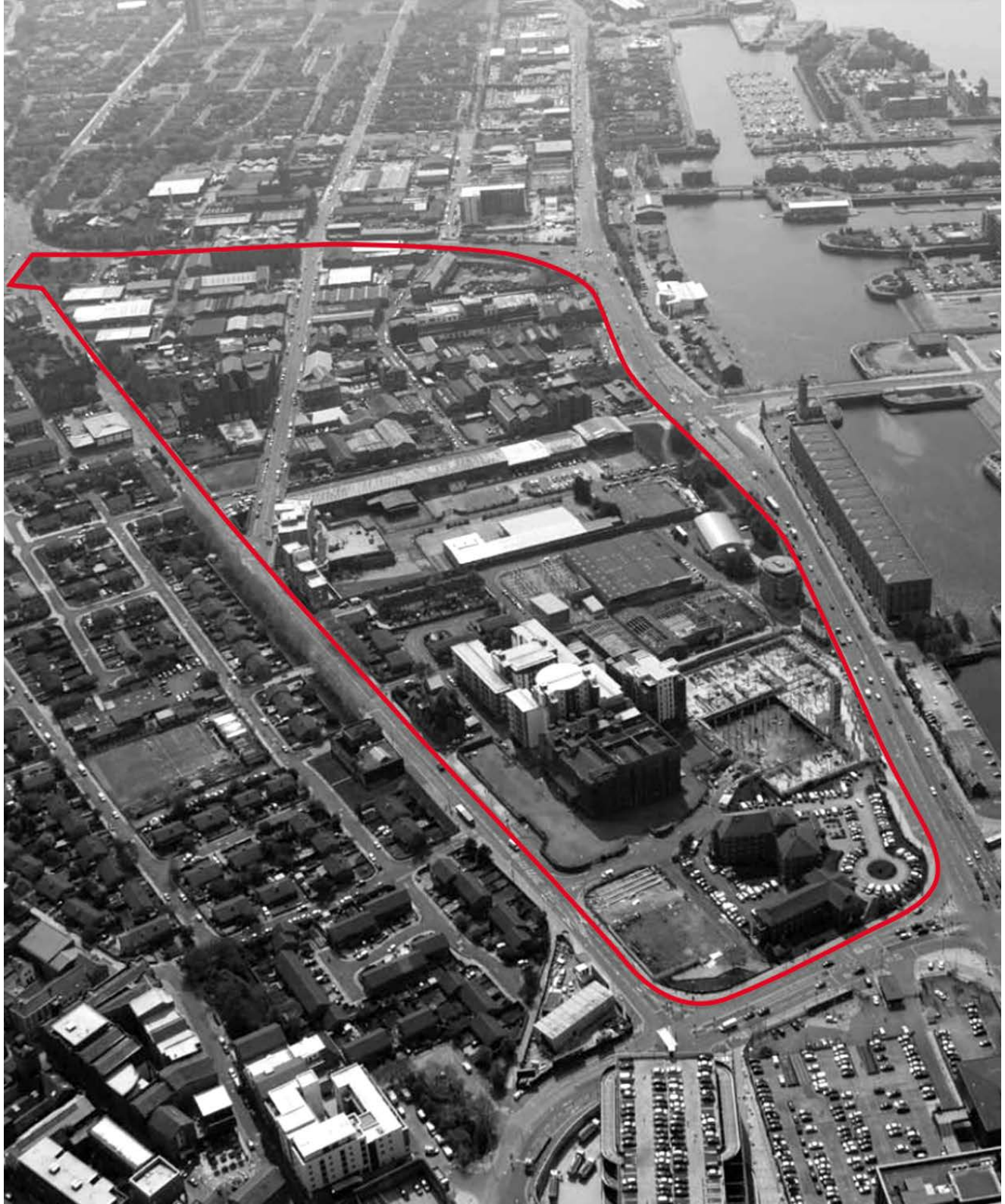
THE BALTIC TRIANGLE

The Baltic Triangle is a mixed land use development that borders the Liverpool One/Ropewalks area and the Liverpool Waterfront. The Baltic Triangle retains much of its maritime and industrial character. This is particularly apparent with its distinctive street pattern which defines its urban structure, following classical principles with key streets fixed on focal points that draw the eye and 'close off' vistas with attractive landmark buildings, including the Anglican Cathedral, Pier Head and the red-brick tower of the Cains brewery.

In recent years the Baltic Triangle has undergone some redevelopment to rejuvenate the area and reflect its neighbouring areas. A mix of residential housing, leisure and a number of businesses operating within the creative industries sector, such as printing and media now operate here. Despite these recent developments however, the main use within the Baltic Triangle remains light industrial and warehousing currently.

The vision seeks to deliver a truly mixed use and sustainable area. New retail and leisure uses will be encouraged along principal corridors, permeating throughout the Baltic area. Active ground floor uses will be an important part of the vision.

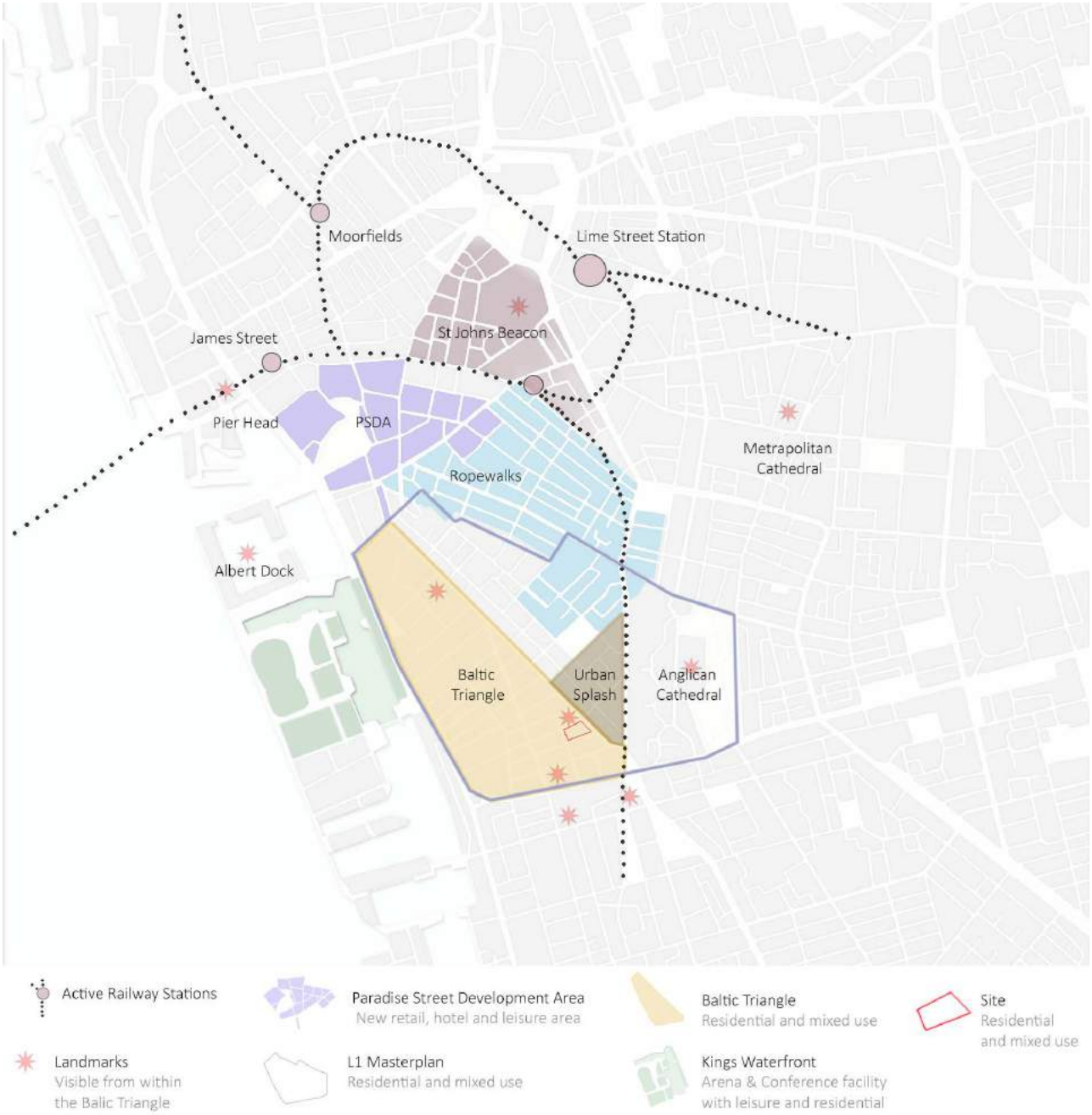




PLANNING AND REGENERATION

The Baltic Triangle Planning Framework is required to ensure that development proposals in the Baltic Triangle are brought forward in a comprehensive and co-ordinated way, following best practice principles of urban regeneration and design.

The Planning Framework sets down the principles for the delivery of the Baltic Vision. In the framework, the site is identified as being within an area most suitable for residential and mixed use. The location benefits from views to the Anglican Cathedral, close links to the creative Baltic Triangle and the city centres retail areas being only a 10 minute walk away.



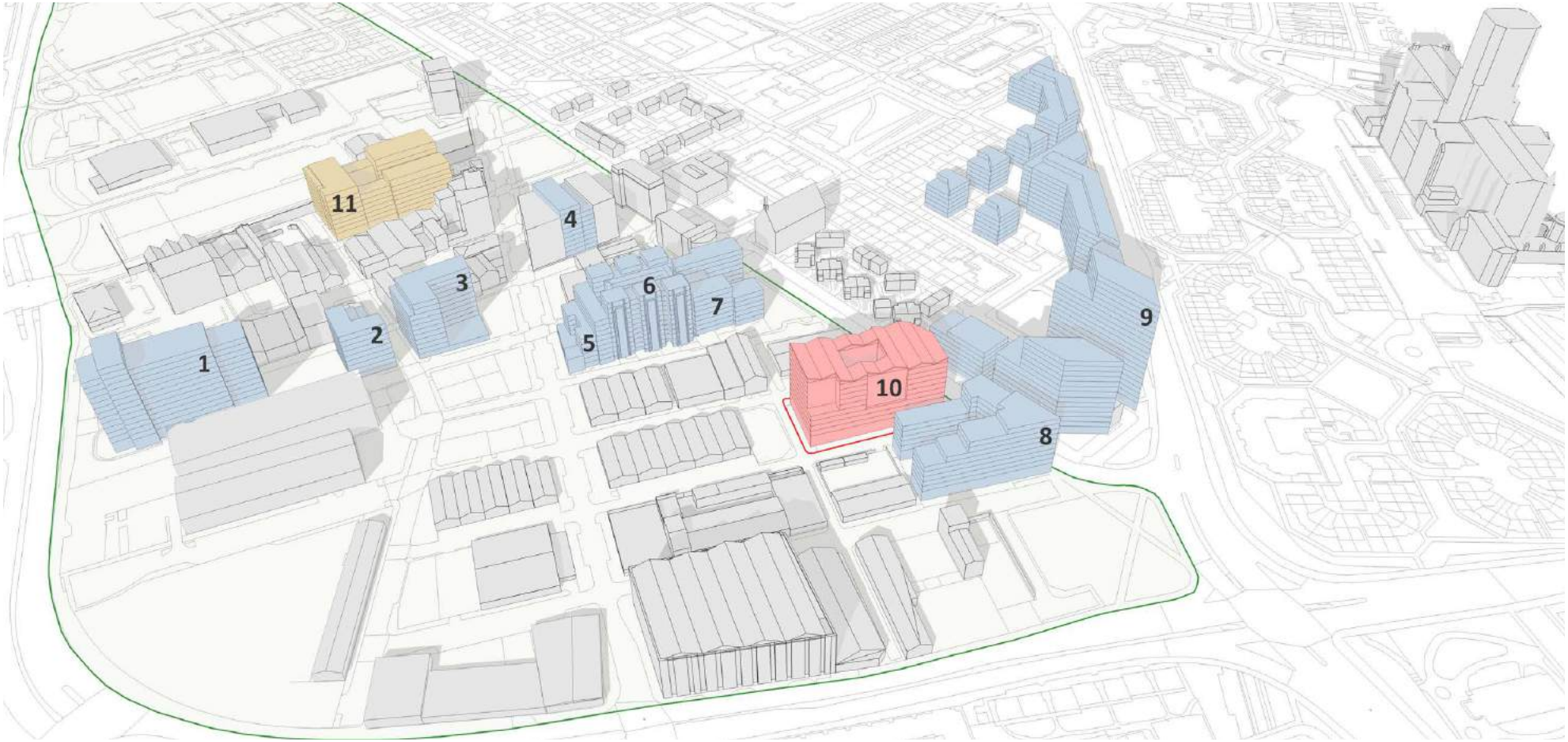
LOCAL PLANNING CONSENTS

Recent Planning Approvals

1 Norfolk & Chaloner Street - 15 Storeys
2 Norfolk & Watkinson Street - 9 Storeys
3 70 - 78 Norfolk Street - 9 Storeys
4 9 Bridgewater Street - 10 Storeys
5 Norfolk Street Phase III - 9 Storeys
6 Norfolk Street Phase I - 11 Storeys
7 Norfolk Street Phase II - 8 Storeys
8 St James Court - 11 Storeys
9 China Town (Outline) - 20 Storeys

Future Planning Applications

10 Proposed Scheme - 10 Storeys
11 Blundell Street - 9 Storeys



BALTIC IDENTITY

INDEPENDENT BUSINESS

One of the qualities the Baltic triangle prides itself on is its encouragement of independent business, slowly dispersing their presence over the city.

VIBRANT SOCIAL LIFE

Contemporary venues and trendy bars attract all types from all over Liverpool. This versatile atmosphere and lively scene lends itself to a vibrant community, who are constantly entertained and in awe of the innovative and different approach to social activities.

WAREHOUSE SCENE

At one time these towering giants were left for ruin but with their ample space and rustic charm they are now home to business, bars and venues. The Warehouse scene popularised by house and dance music within the city transform these cold and empty spaces into a hub of energy.

CREATIVE COMMUNITY

The Baltic Creative Campus in the heart of the triangle, houses small start up creative businesses that have prospered since its opening in 2008. With a strong focus on the encouragement of the artistic industry.

USES AND BUILDING HEIGHTS

The Baltic Triangle is now an area occupied by a mixture of building uses which are predominantly places of industry/ enterprise and also leisure. There is soon to be an increase in residences as the popularity of the area grows.

The mixed uses provide a variety in building heights with low-scale modern industrial sheds and larger historic warehouses often occupying adjacent plots.

The site itself sits in an area which will see larger scale residential development take place both within the Baltic triangle area and across the road where the china town development has been proposed.

The site lies on a popular route into the city centre on St James Street.

MATERIAL INFLUENCE

The character of the Baltic Triangle is also derived from the materials and simple detailing used in many of the area's original buildings. These were traditionally constructed from a very limited palette of materials.

The area's traditional building materials are generally of robust quality (i.e. brick, stone and steel). Materials such as timber rarely feature on elevations of historic buildings. This reflects the relatively 'hard' quality of the area with enclosed corners, crossroads and back of pavement development.

The Baltic Triangle retains much of its powerful maritime character, despite the erosion to its historical fabric. openings, containing minimal detailing with deep reveals and continuous vertical loading bays.

The brickwork used in the immediate area are a mixture of red/brown bricks, paler brown and in some cases buff stonework.

"THE VISION FOR THE BALTIC TRIANGLE AS A VIBRANT, MIXED USE AREA IS UNDERPINNED BY THE INTRODUCTION OF NEW RESIDENTIAL DEVELOPMENT, WHICH WILL BUILD ON THE MARKET DEMAND FOR APARTMENT LIVING IN THE CITY CENTRE "

CONCEPT DEVELOPMENT

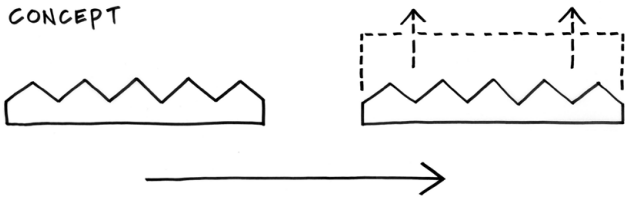
The key aspects that the proposal addresses are covered in the following chapter. They have been summarised into 3 key aspects

The Gables
The Classic Warehouse Type
Creative Enterprise Inclusion

1

THE GABLES

The Baltic Triangle was home to many warehouses and mills which were dense, tall and often had notable pitched roof forms. The pitched form becomes synonymous with the area and is a striking characteristic. The modern light industrial buildings of the Baltic Creative sheds also incorporate the repeated pitched form and play on this throughout the units. Due to the success of the Baltic Creative project the form remains a strong characteristic of the area and something which can be incorporated into the proposal given its close proximity the Baltic Creative Hub.




CREATIVE

2

THE CLASSIC WAREHOUSE

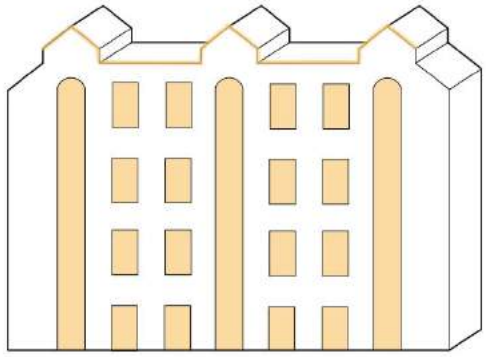
The Baltic Triangle was home to many warehouses and mills which were dense, tall and often had notable pitched roof forms. The warehouses would traditional fill the plot defining the street boundary. These would tower over narrow streets, their sheer walls punctured by tiers of loading doors. This concept can be transferred in our design through an interesting investigation between the outer face brickwork and recessed brickwork, creating a strong interplay of shadow and depth. Balconies could define these long vertical strips.

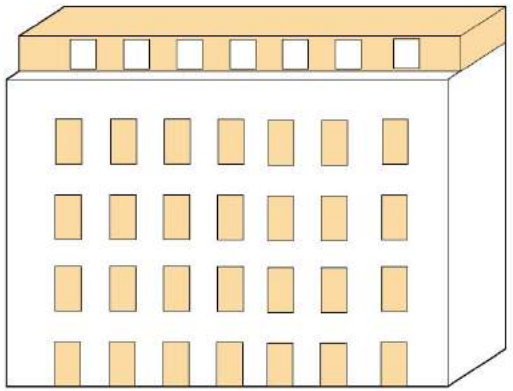
THE CLASSIC WAREHOUSE TYPE

CLASSIC TYPE

EXISTING DEVELOPMENT SCHEMES

OUR INTERPRETATION

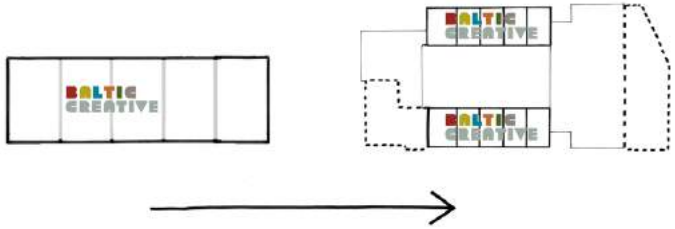




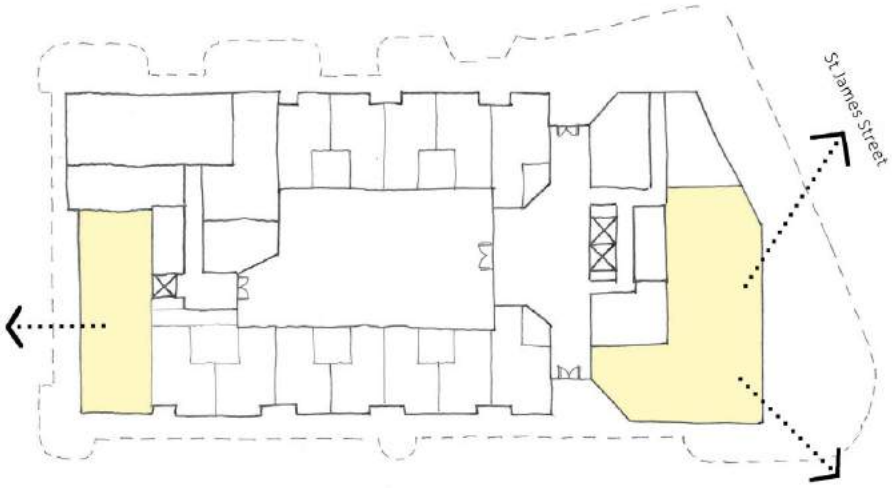
3

CREATIVE ENTERPRISE INCLUSION

The majority of the ground floor is set aside for commercial and enterprise, which will become a continuation of the Baltic Creative units lying directly adjacent to the site. Its particular location in the Baltic Triangle area of Liverpool, is a hub for new business, particularly for the creative and digital sector. The provision of these units alongside some commercial offerings aim to activate the street all round the site. The creative units also provide the opportunity to provide potential activity to the internal courtyard.



Creative units on the ground floor link back to the Baltic creative hub and surrounding units in this area of the Baltic triangle. There is potential for double aspect units that open up into the communal courtyard to encourage interaction with tenants and a diverse environment for residence.



St James Street Commercial Unit on busy access road into Liverpool one. Increase the activity on the elevation down St James street to accompany new developments. Newhall street provides potential for independent cafe/ eatery for residents and the creative community at ground, facing the creative hub.

Existing Baltic Creative Units

Hawkins Brown / Precedent

Sketch Proposed Elevation

Sketch Proposed Section

The units will provide light and activity to the internal courtyard with potential interaction with residents creating an engaging place to live.

OPPORTUNITIES AND CONSTRAINTS

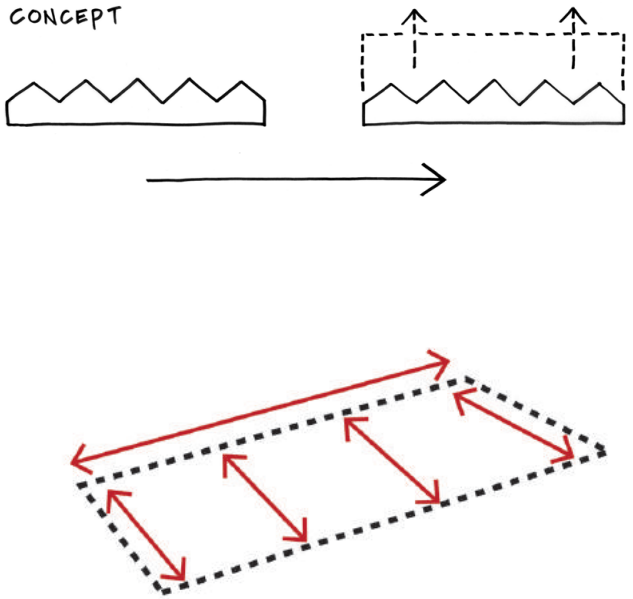
OPPORTUNITY

- Provide a prominent building appropriate to the location on a popular road into Liverpool One
- Infilling a site repairing the urban grain
- Providing activity on all surrounding streets continuing the good work of The Baltic Creative
- Celebrate the industrial heritage through contemporary re-interpretation

CONSTRAINTS

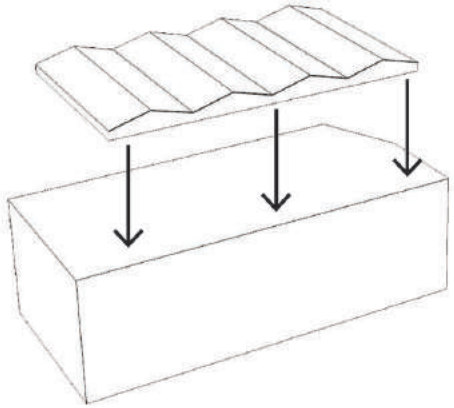
- Providing adequate car parking facilities at the same time as ground floor commercial units
- Proposal needs to address the change in levels from St James Street to Newhall Street
- The change in scale across the site

MASSING AND DESIGN DEVELOPMENT



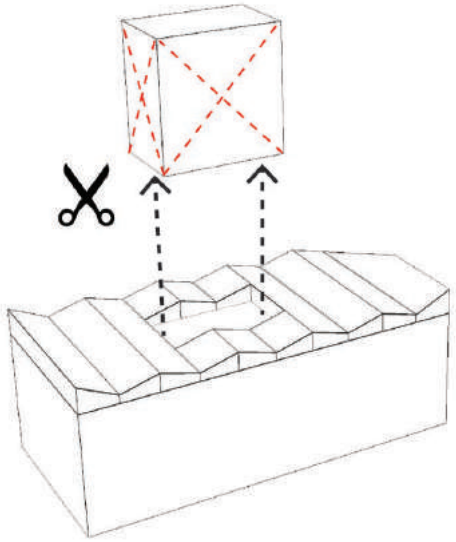
THE PERIMETER

The former mills in this historic area of Liverpool work towards the edge of their respective site boundaries



THE GABLE

The area is characterised by dense, tall warehouses with slate pitched roofs that create remarkable vistas at street corners. Aerially, the pitched slopes are prominent in the Baltic triangle district

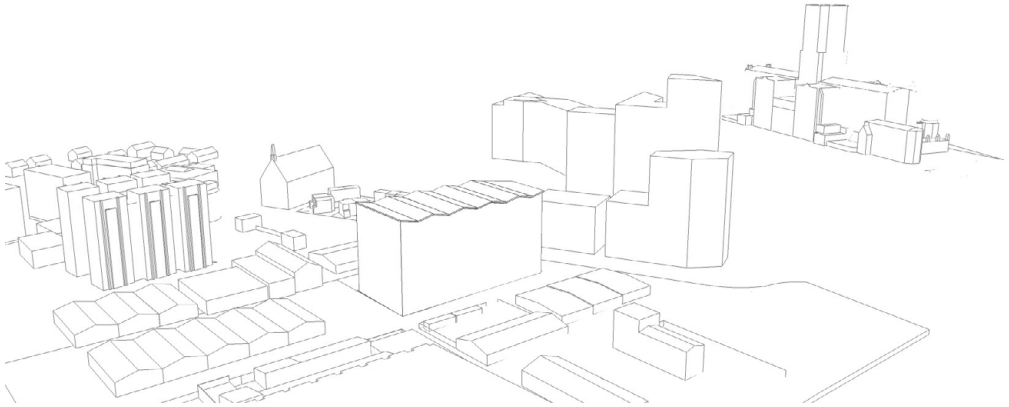


THE COURTYARD

The mass is broken down by removing the central core of the block, thus introducing a courtyard shape. Many buildings in the Baltic area contain a hideaway which only reveals itself on entering the building. The courtyard will also serve to introduce natural light to inner parts of the building.

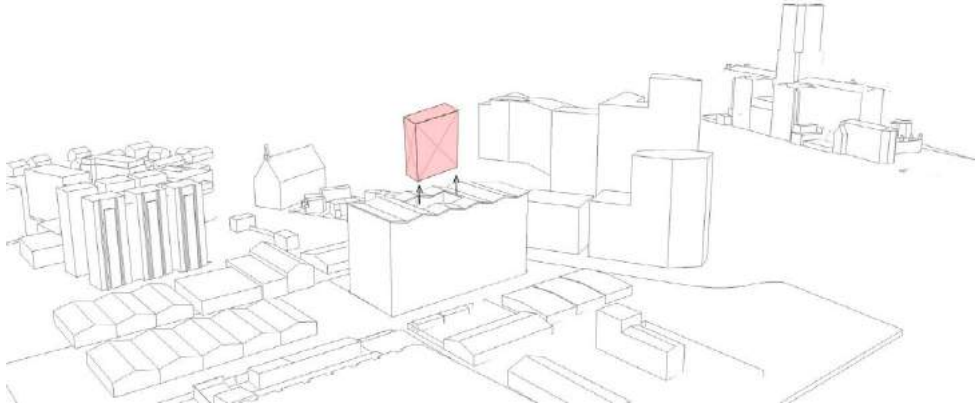
STRATEGY - HOW THE MASSING DEVELOPED

A



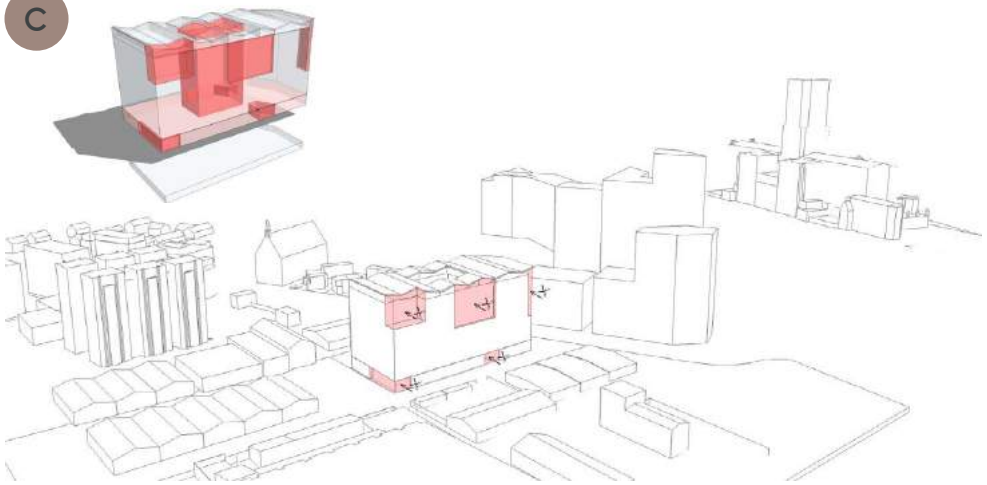
The basic block mass derives its form from the dense perimeter warehouse blocks that once sat within the Baltic Triangle repairing the historic urban grain. The repetitive pitched roof forms distinctive to both the historic fabric and the new Baltic Creative sheds.

B



The large floor plates ideal for warehouses are too deep for residential accommodation. A courtyard has been created to allow natural light to reach the inner parts of the building.

C



The facade has been pushed in and out with the addition of balcony spaces and a communal roof terrace. This serves to break down the mass and provide interest in the facade from street level with the dynamic 'movement' of these faces reflecting the hub of activity created by the Baltic Triangle area.

D

The mill typology has notable punctuated narrow strips. The punctuated facade concept is used in this design further preventing a plain, longitudinal facade.

BUILDING ARTICULATION

VERTICAL SLOTS

Stacked protruding balconies reference the long vertical slots of the historic mills and provide important amenity space for the residents.

Sketch model illustrating vertical slots defined by the protruding balconies

Brentford Locks West - Duggan Morris Architects

THE COURTYARD

A different brick has been chosen for the interior faces of the courtyard than that of the outer faces of the building. A grey/white brick will provide a greater feeling of space as well as pay homage to the hidden character of The Baltic Triangle.

Sketch section through internal courtyard

One Kensington Gardens - David Chipperfield Architects

WIDER CONTEXT PHOTOGRAPHS

A full wider context study is submitted as part of the planning application. The following images are of the key views.

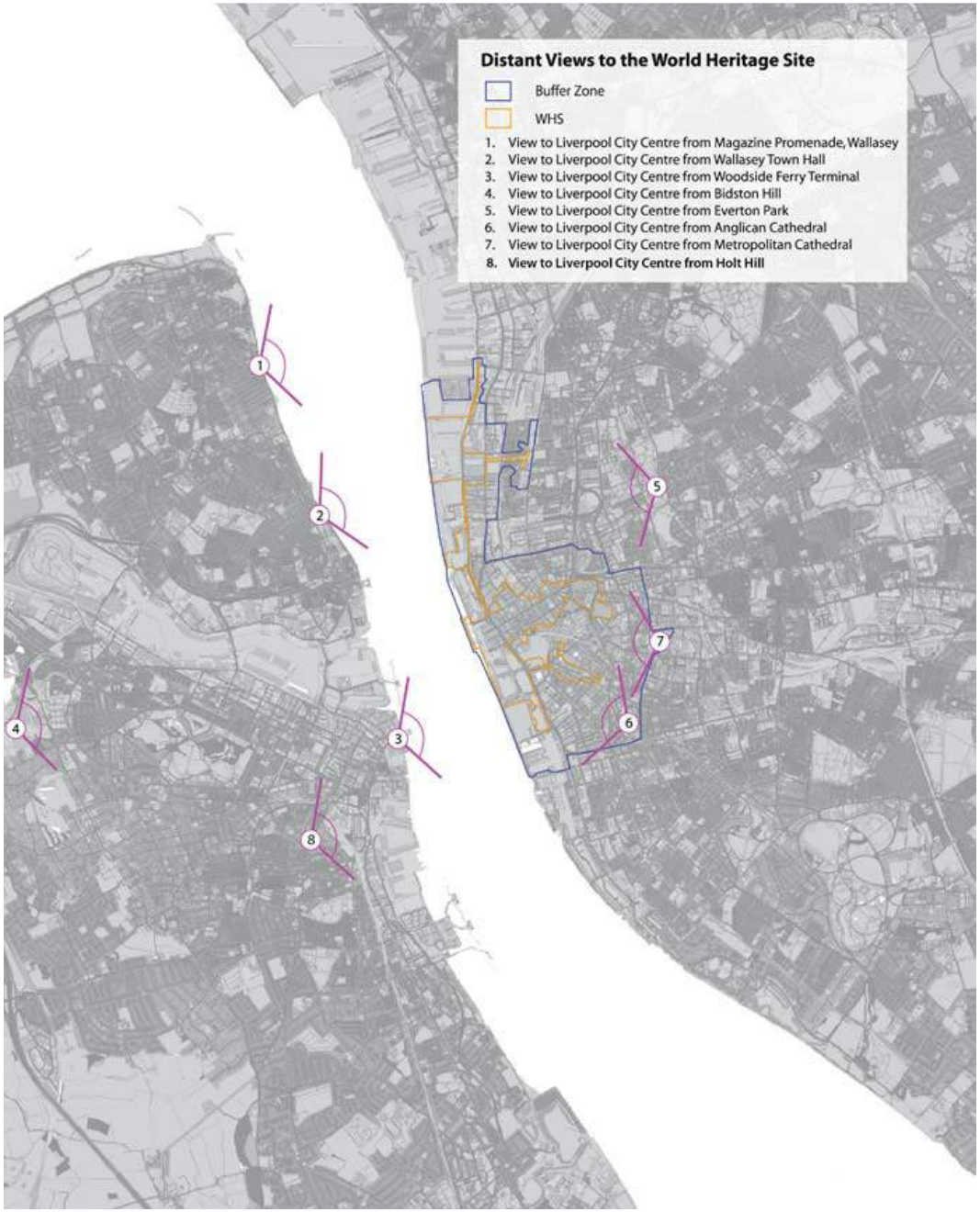
WHS DISTANT AND KEY VIEWS

The following pages illustrate the distant and key views highlighted in the World Heritage Site SPD that are relative to the site.

Each view is shown first as existing, then below with the proposal in the context of those with current planning permissions.

The views chosen were those that are closest to the site and those directed by pre-application discussions.

These are extracts from a more detailed document which supports this application.



2. Liverpool from Wallasey Town Hall

View as Existing

Proposed with Current Planning Permissions

3. Liverpool from Woodside Ferry Terminal

View as Existing

Proposed with Current Planning Permissions

8. Liverpool City Centre from Top of Holt Hill

View as Existing

Proposed with Current Planning Permissions

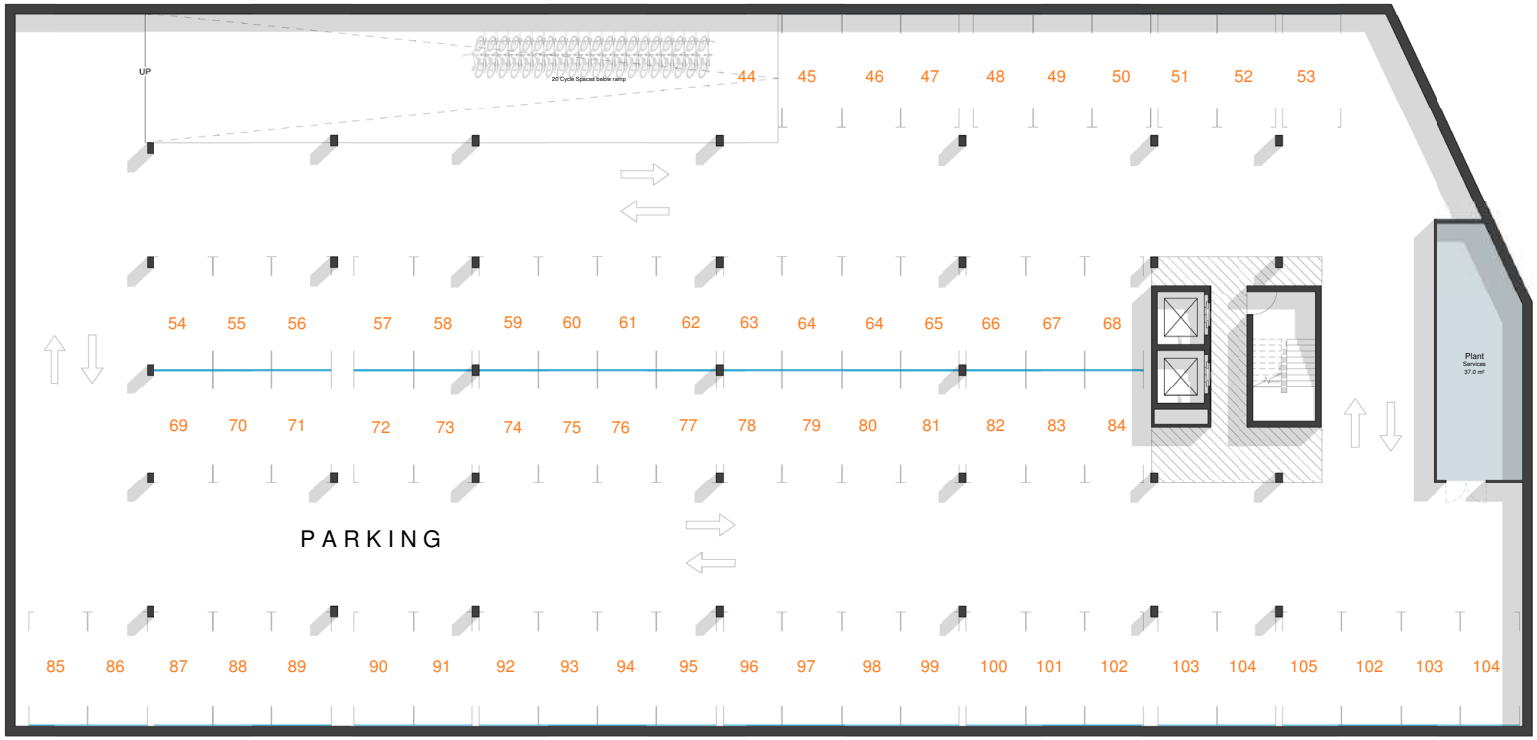
J. West Quay of Wapping Dock to Anglican Cathedral

View as Existing

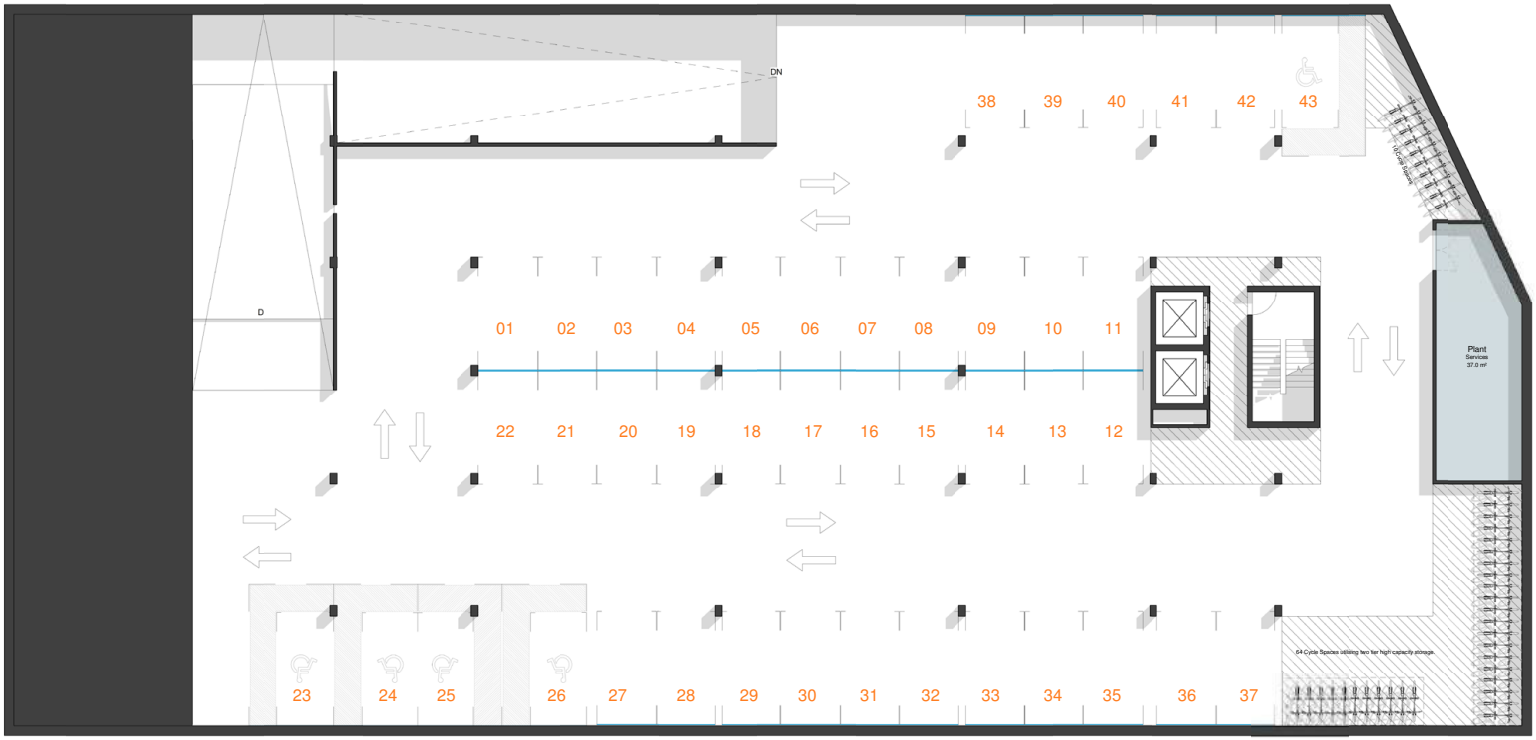
Proposed with Current Planning Permissions

THE PROPOSAL

BASEMENT LEVEL -2



BASEMENT LEVEL -1



GROUND FLOOR PLAN

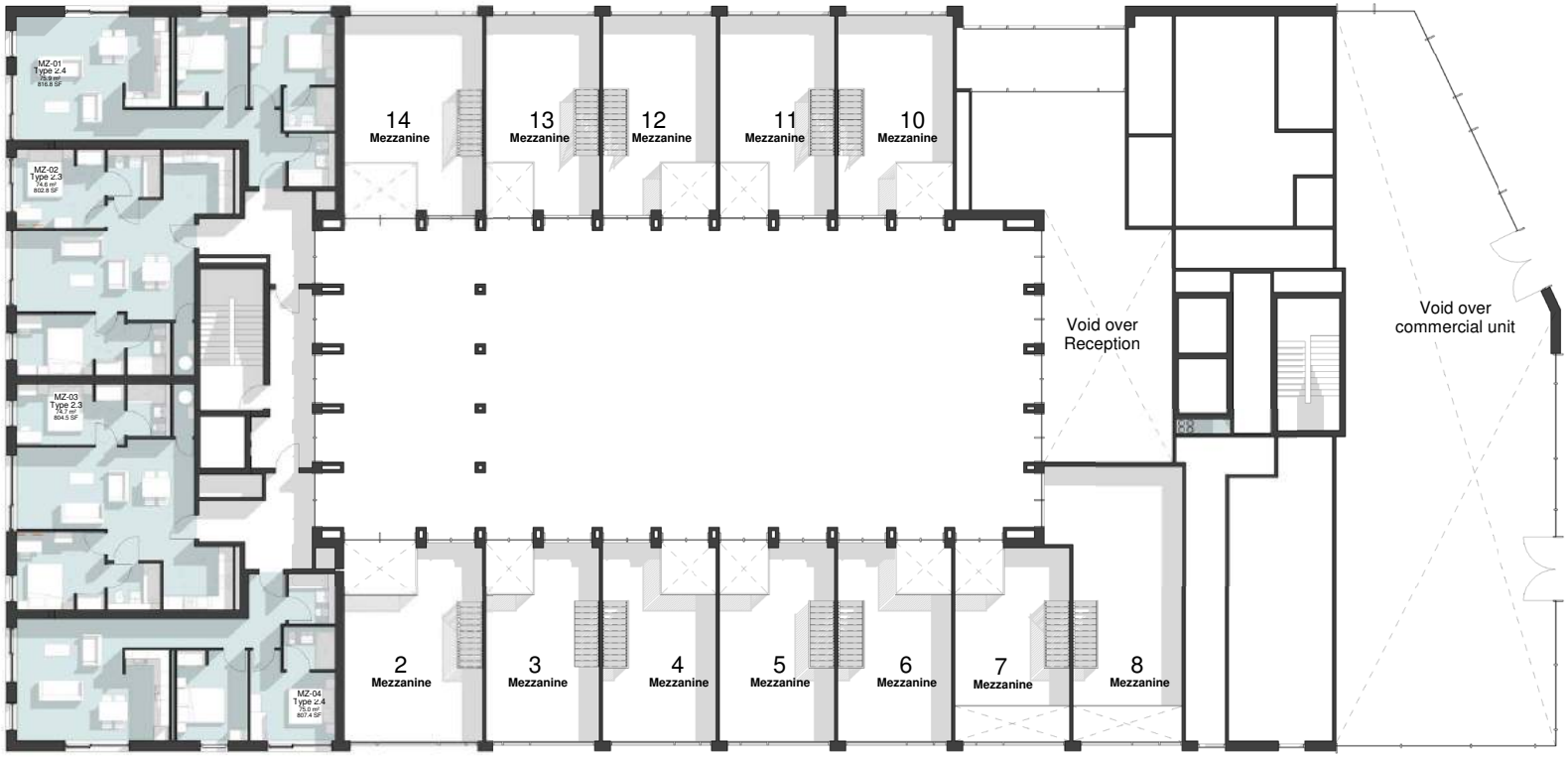
GA Level 0

MEZZANINE FLOOR PLAN

1 Bed

2 Bed

3 Bed



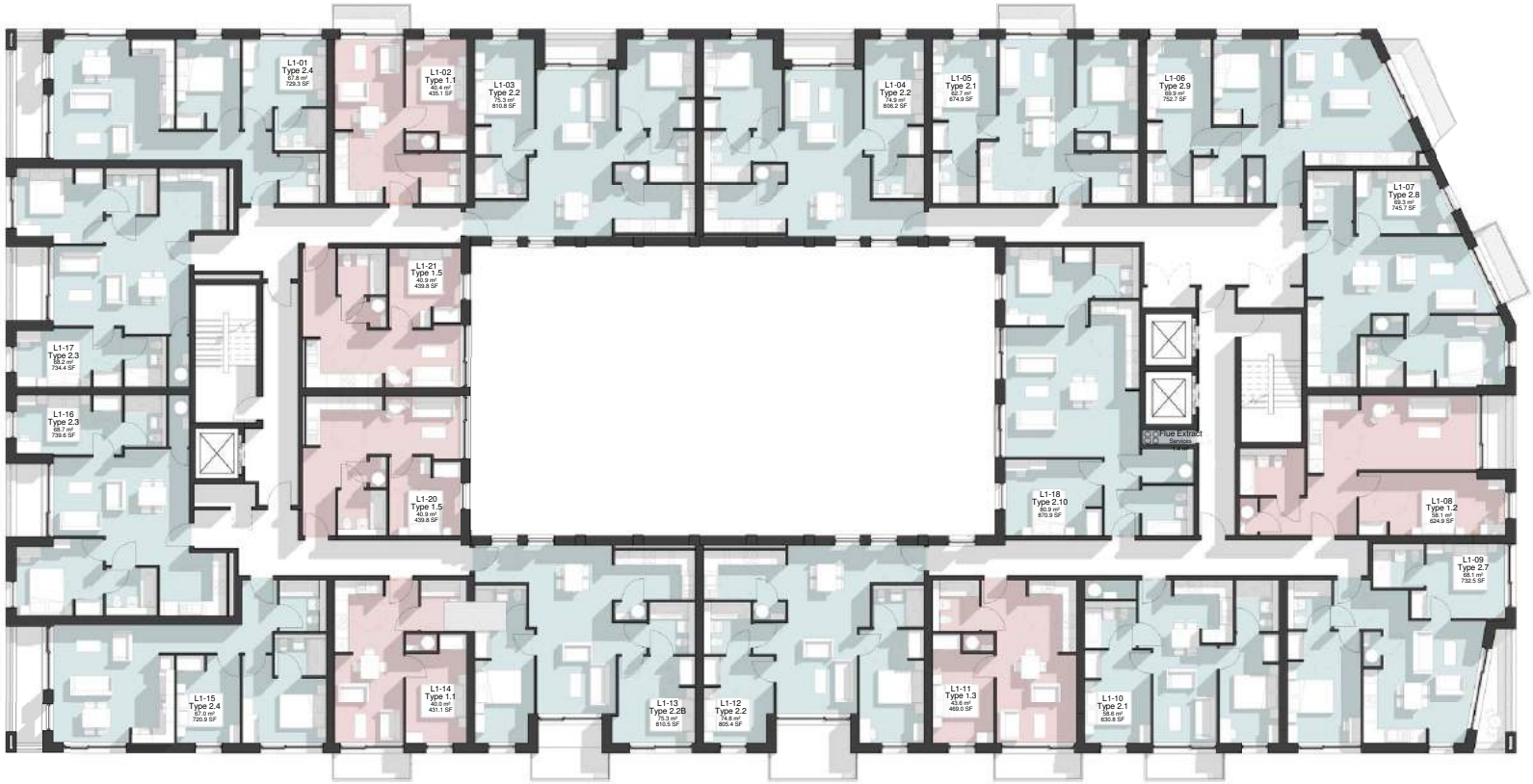
FIRST FLOOR PLAN
TYPICAL FLOORS 1-3

KEY

1 Bed

2 Bed

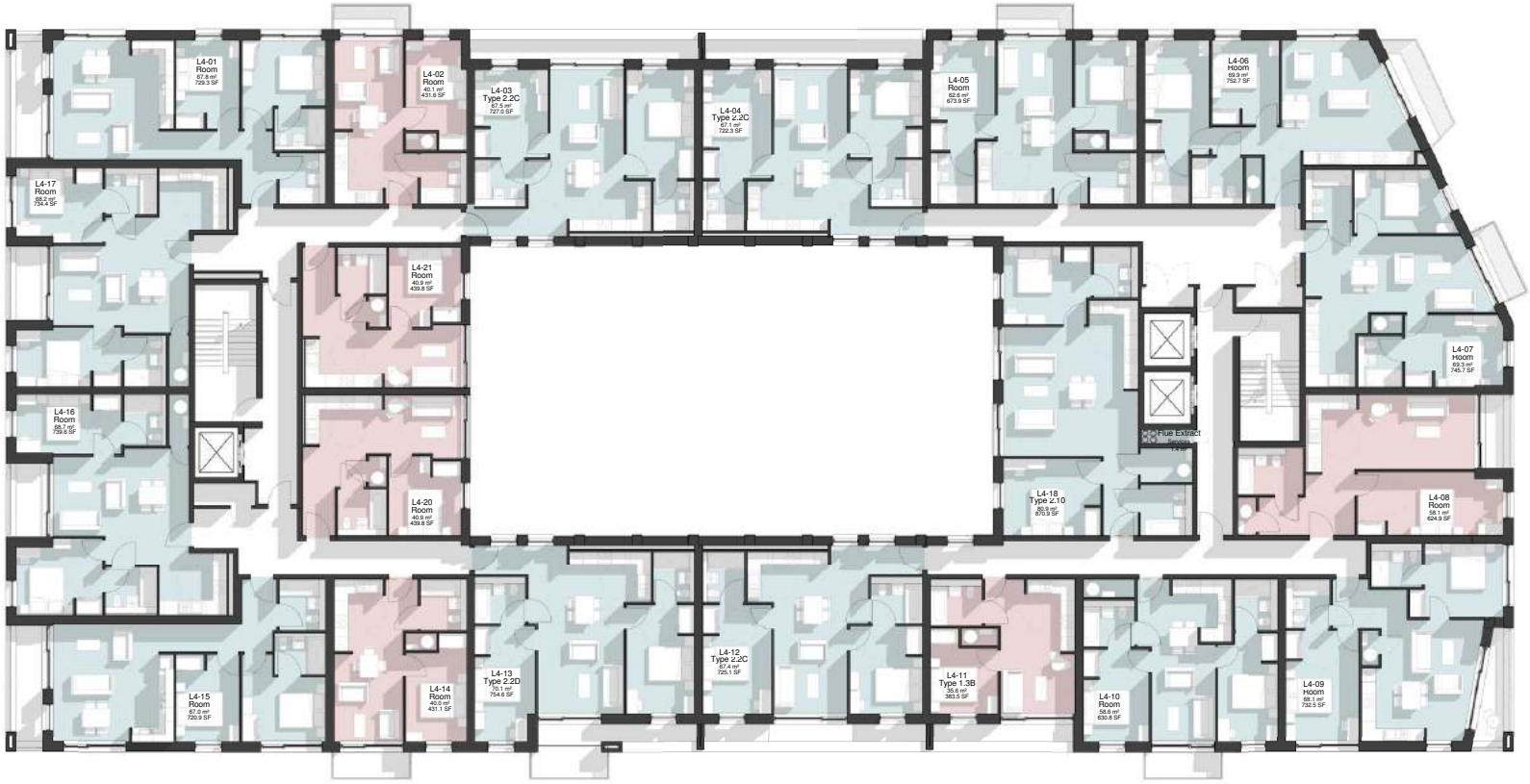
3 Bed



FOURTH FLOOR PLAN

KEY

- 1 Bed
- 2 Bed
- 3 Bed

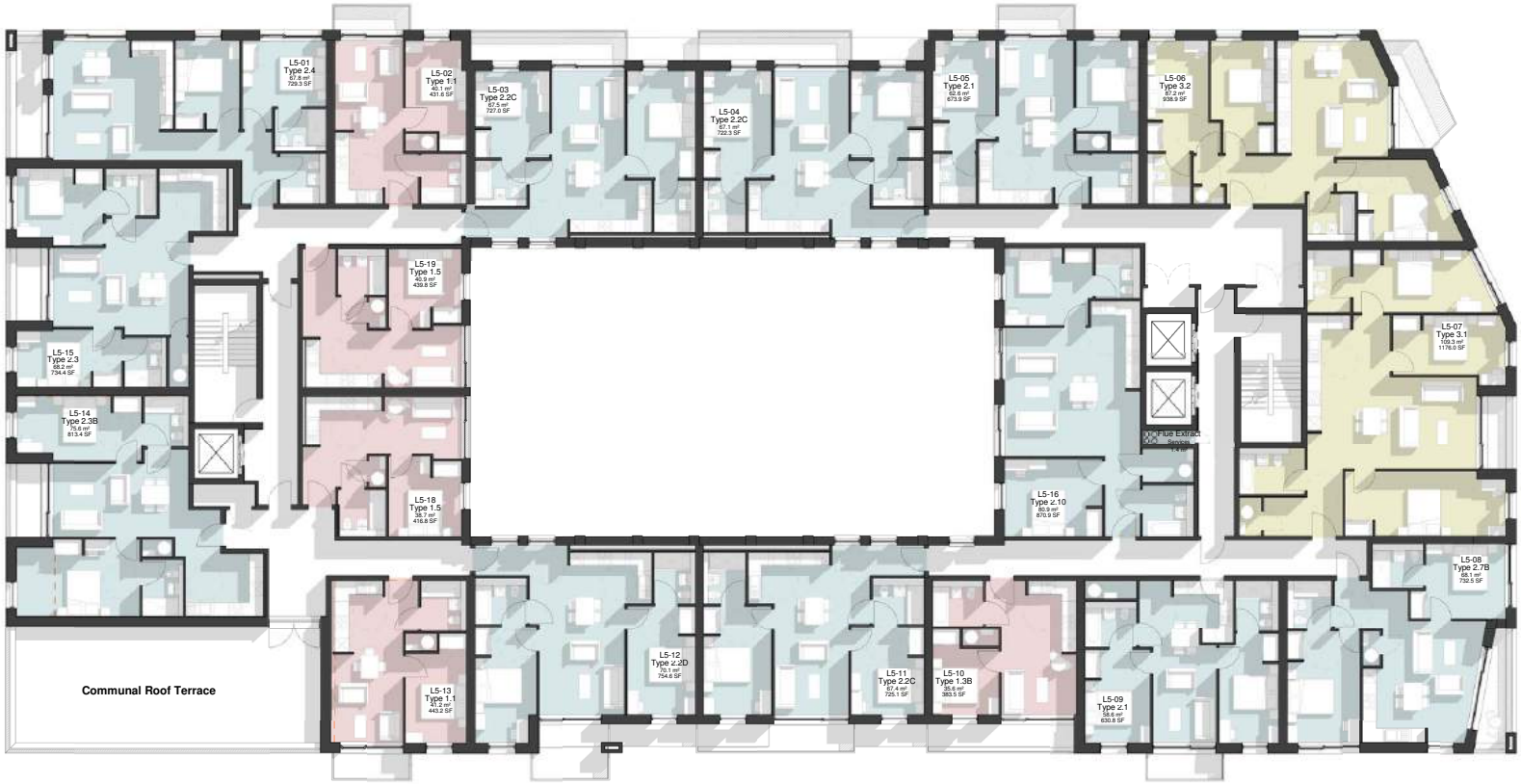


FIFTH FLOOR PLAN

TYPICAL FLOORS 5-7

KEY

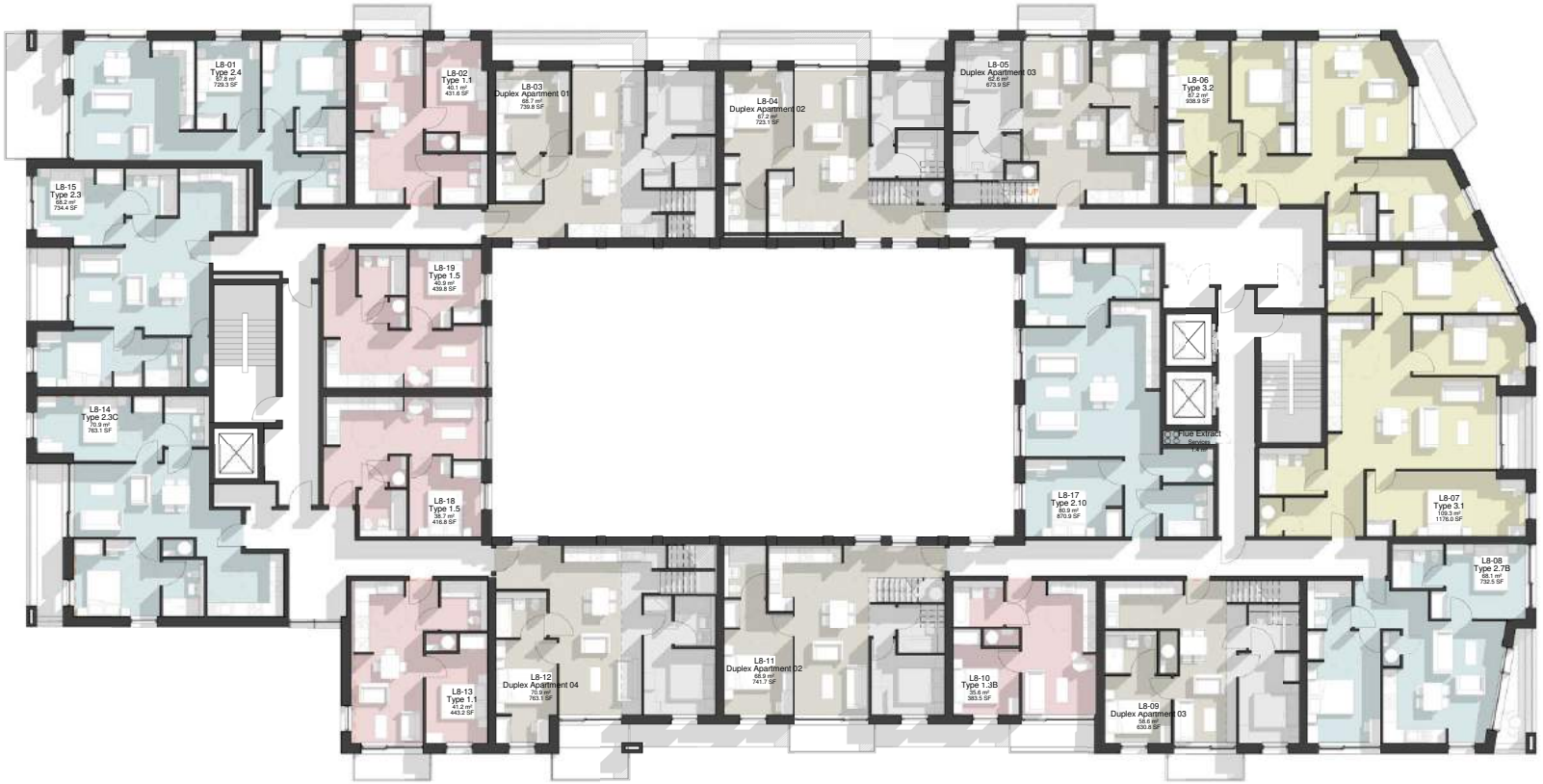
- 1 Bed
- 2 Bed
- 3 Bed



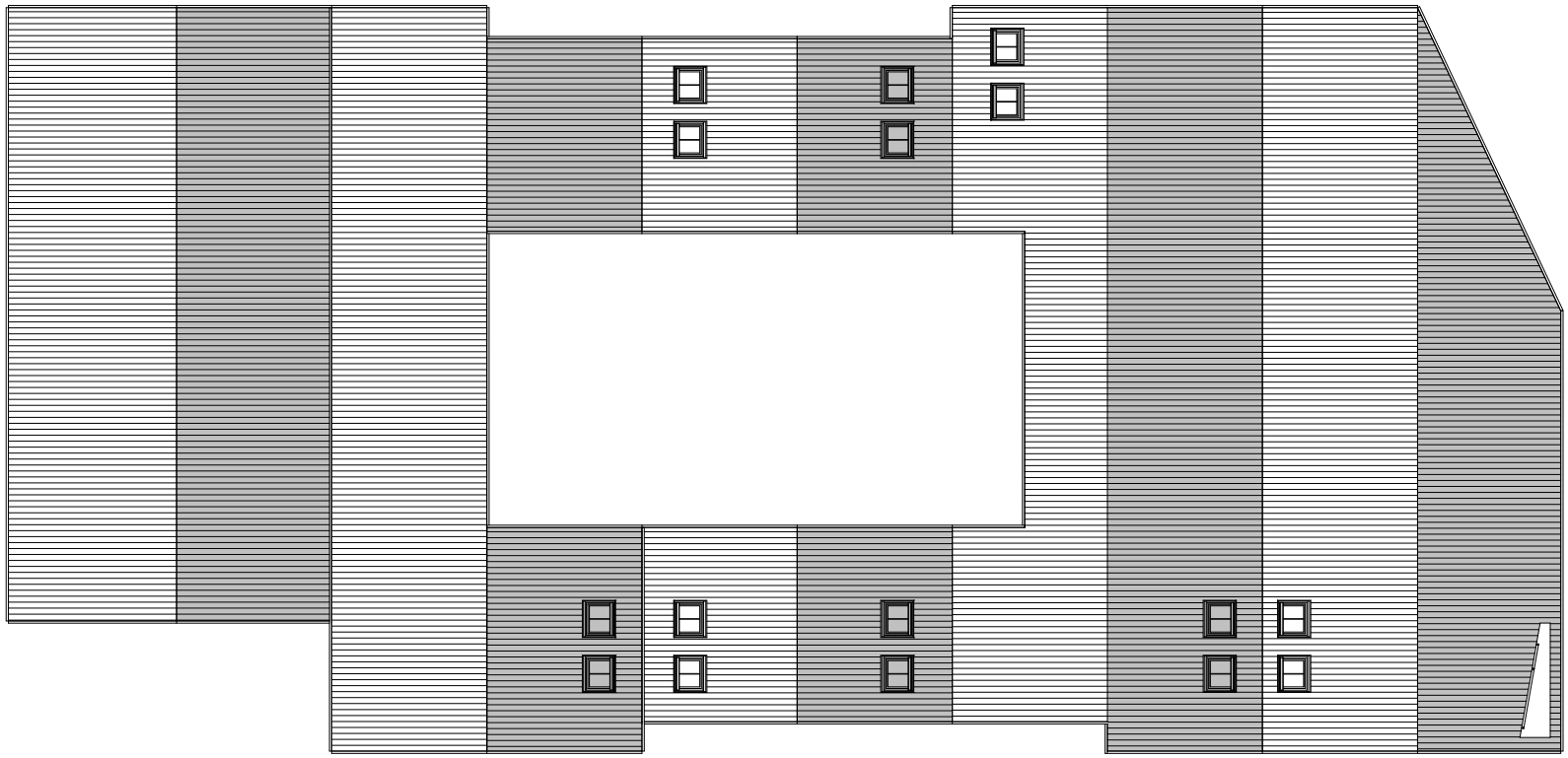
EIGHTH FLOOR PLAN

KEY

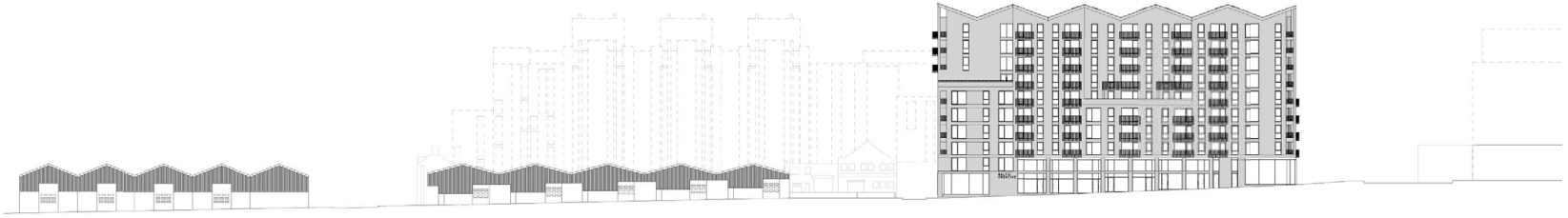
- 1 Bed
- 2 Bed
- 3 Bed
- Duplex Apartments



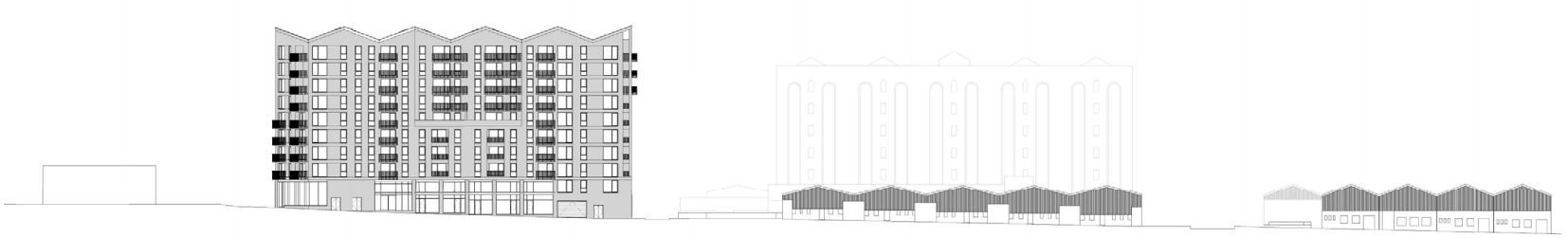
ROOF PLAN



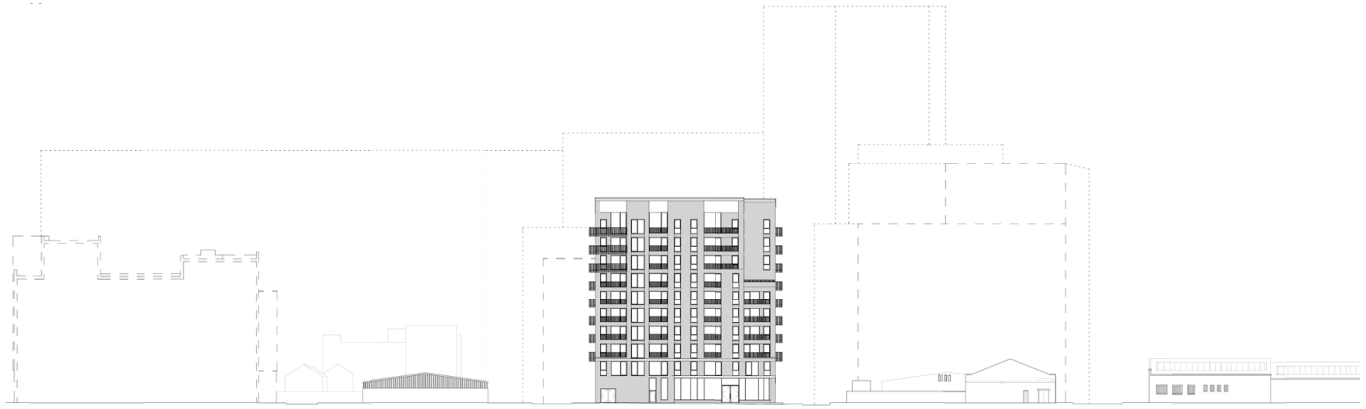
CONTEXT ELEVATIONS



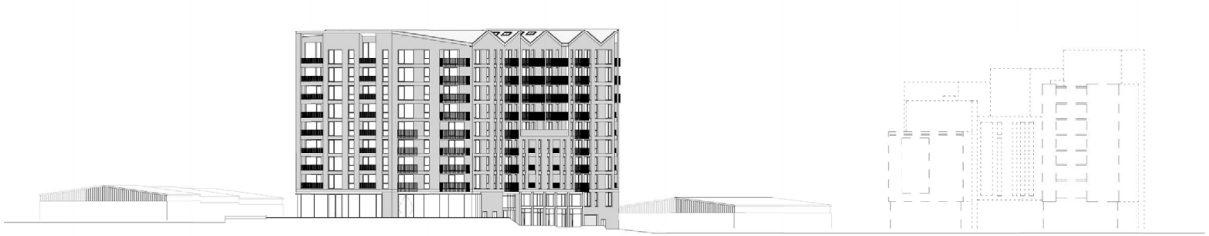
CONTEXT ELEVATION - NEW BIRD STREET



CONTEXT ELEVATION - JORDAN STREET



CONTEXT ELEVATION - NEWHALL STREET



CONTEXT ELEVATION - ST JAMES STREET

NEW BIRD STREET ELEVATION

Elevation Key

1. Aluminium Cap profile with 40mm drip offset from the building facade. RAL colour to match windows and doors.
2. Facing Brick 01 (Upper) - Paler Brown 65mm brick with natural mortar with bucket handle joints to provide a slight colour contrast with the brick. Sample to be constructed for sign off by LPA, Client and Architect.
3. Feature panels of brickwork below windows and balconies to be recessed by min 20mm.
4. Aluminium window frame (or curtain wall window). Frame to have thin 50mm profile to all mullion and transom sections. Opening windows to have thin 50mm profile frames or bonded glazing. All frames to be powder coated or anodised with light bronze metalic finish. Sample required for sign off by LPA, Client and Architect.
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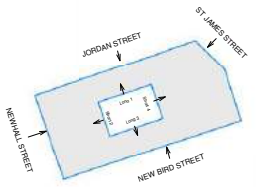

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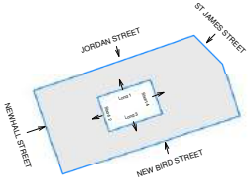

JORDAN STREET ELEVATION

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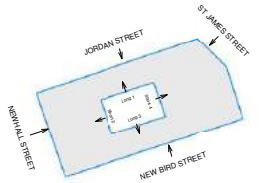

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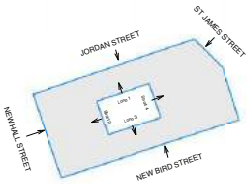

COURTYARD ELEVATIONS 1 2

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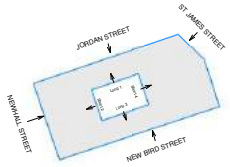

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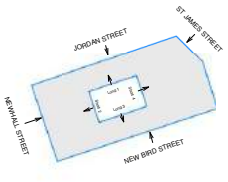


NEW BIRD STREET ACCOMMODATION SCHEDULE

NET TO GROSS SUMMARY

LEVEL	APARTMENT NIA		COMMUNAL/ NIA		RETAIL NIA		GIA (EXCLUDING RETAIL)		GIA (INCLUDING RETAIL)		TOTAL BEDS	TOTAL APARTMENTS
	SQM	SQFT	SQM	SQFT	SQM	SQFT	SQM	SQFT	SQM	SQFT		
BASEMENT -2												
BASEMENT -1												
GROUND FLOOR 0			159.0	1711.5	893.0	9612.3	386.2	4157.4	1279.2	13769.6		
MEZZANINE 0.5	300.1	3230.3			451.0	4854.6	390.9	4207.6	841.9	9062.2	8	4
1	1252.1	13477.6					1569.2	16890.9	1569.2	16890.9	33	20
2	1252.1	13477.6					1569.2	16890.9	1569.2	16890.9	33	20
3	1242.8	13377.5					1559.6	16787.5	1559.6	16787.5	33	20
4	1174.1	12638.0					1522.7	16390.3	1522.7	16390.3	33	20
5	1147.6	12352.8					1457.5	15688.5	1457.5	15688.5	32	18
6	1142.8	12301.1					1452.8	15637.9	1452.8	15637.9	32	18
7	1142.8	12301.1					1452.8	15637.9	1452.8	15637.9	32	18
8	1246.7	13419.5					1452.8	15637.9	1452.8	15637.9	36	18
8 Duplex	111.6	1201.3										
TOTAL	**10012.7**	107776.7	**159**	1711.5	**1344**	14466.8	**12813.73**	137927.0	**14157.73**	152393.8	**272**	**156**

NET TO GROSS (EXCLUDING RETAIL + PARKING)

(excluding parking)

	SQM	SQFT
ACCOMMODATION TOTAL NIA	**10171.7**	**109488.2**
GIA TOTAL	**12813.7**	**137927.0**
NET TO GROSS RATIO (%)	**79.4**	

NET TO GROSS (INCLUDING RETAIL)

(excluding parking)

	SQM	SQFT
ACCOMMODATION TOTAL NIA	**11515.7**	**123955.0**
GIA TOTAL	**14157.7**	**152393.8**
NET TO GROSS RATIO (%)	**81.3**	

VISUALS

SKETCH VISUALS

The sketch visuals investigate the relationship of the proposal with the surrounding streets.

View 01 from St James Street shows the building addressing the route into the city centre and in the context of St James Church. A ground floor commercial space activates the street.

View 02 showing the proposal from Baltic Creative on New Bird Street with a glimpse to the Cathedral beyond. Creative Enterprise Units occupy the ground floor along New Bird Street as a continuation of Baltic Creative. The commercial unit at ground floor activates Newhall Street.

The view of the internal courtyard investigates the potential for interaction between the creative enterprise units and the residential courtyard. A lighter brick and the introduction of landscaping creates an interesting amenity space.

01


02


Courtyard


JAMMACA STREET
JORDAN STREET
NEW BIRD STREET
ST JAMES STREET
01
02

MATERIALS

Precedent Study:
The Wharves Deptford
Hawkins Brown

PRECEDENTS

Examples by other architects

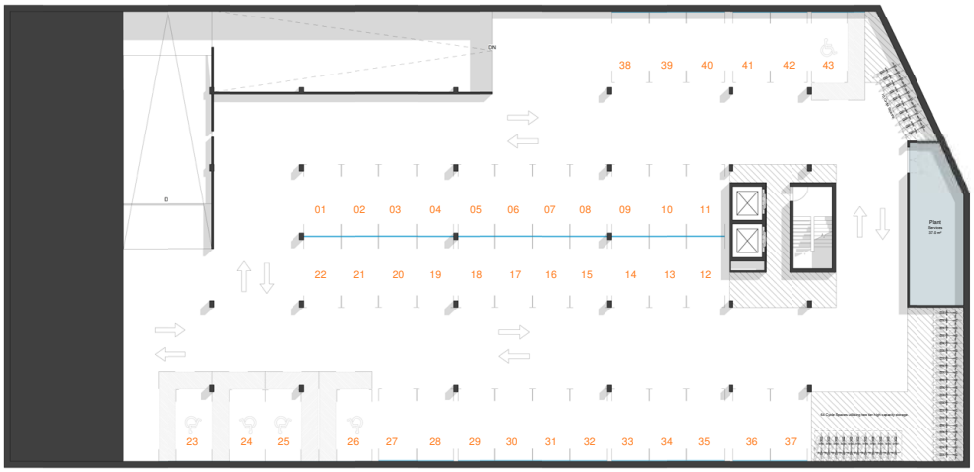
SUPPLEMENTARY INFORMATION

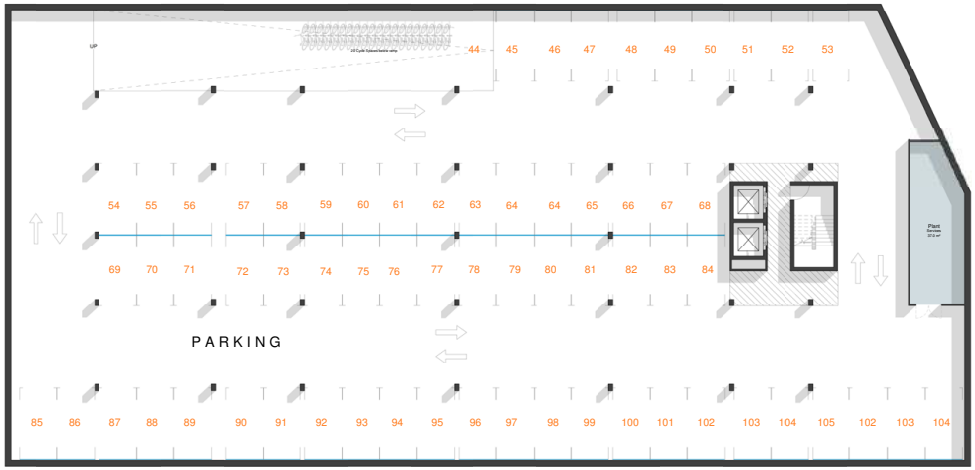
PARKING

The scheme provides parking spaces over two floors - a lower and upper level. The upper level is accessed off Jordan Street and utilises the existing topography across the site. The lower level would be a full basement.

Both the levels provide a total of 104 parking spaces.

The scheme also provides the LCC requirement of 1:1 ratio of cycle stands with 164 provided in the basement levels as well as on the ground floor.





ACCESS AND BUILDING STRATEGY

The design and layout of the proposals have been developed from first principles with an inclusive approach to allow easy and safe and secure access throughout the majority of the building and roof terraces.

- Access to all commercial units will be via level thresholds at street levels

- Access to all residential entrances will be via level thresholds

- All lift lobbies are 1550mm wide and all circulation corridors are a minimum of 1400mm wide

- All apartments are fully DDA accessible to living areas, kitchens, main bedrooms and main bathrooms.

- All apartments are capable of being fully compliant to DDA requirements and a dedicated number of apartments will be agreed at building regulation approval stage

- There will be dedicated disabled spaces within the upper level basement nearest the circulation core.

- There will be fire fighting lifts located adjacent to the stair core. This lifts will comply with all required regulations regarding disabled access. Lift access is provided to all floors. Throughout the development all areas are designed to comply with the requirements of the Building Regulations Approved Document M 'Access to and Use of Buildings.'

- Within the scheme there will be a ground floor disabled wash room which will be located behind reception for use of staff and the general public. The dimension of this should not be less than 2200x1500mm. The access to the toilet will be level and sufficient space will be provided to allow manoeuvring and opening all doors. Any added door controls should be positioned at a suitable height to be accessed by seated users, and additional grab rails to be installed will be in accordance with the sizes stated in Part M of the building regulations.

- 5% of units should be designed to accessibility standard in line with the BS8300:2009 design guidance document.

- The courtyard should have level threshold access, accessible seating, suitable lighting and the space should be designed to be predictable.

Refuse

The refuse is collected in two refuse stores. One is accessed from the main entrance, providing level access for all occupants. The other has level access from the Newhall Street core. A service exit to both refuse stores is located off Jordan Street. The management staff will be responsible for moving the bins out onto Jordan Street for collection.

A commercial bin store is also accessed and serviced off Jordan Street. (Labelled on the Ground Floor Plan 0294_03_00G Rev A).

TIM GROOM ARCHITECTS